

Florida Broker Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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1. What does the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) primarily focus on?
 - A. Regulating air quality
 - B. Cleanup of hazardous waste sites
 - C. Controlling water pollution
 - D. Encouraging recycling initiatives

2. What must a licensee do to request a Writ of Supersedes?
 - A. File an application
 - B. Submit a formal complaint
 - C. Request a stay of enforcement
 - D. Pay a fine

3. How long is a completed license application valid until it expires?
 - A. 1 year
 - B. 2 years
 - C. 3 years
 - D. Indefinitely

4. What term describes property title held by one person exclusively?
 - A. Tenancy in common
 - B. Joint tenancy
 - C. Estate severalty
 - D. Life estate

5. Which of the following is considered a type of general lien?
 - A. Mortgage lien
 - B. Judgment lien
 - C. Property tax lien
 - D. Security interest

6. Who among the following must be licensed as active brokers in a limited partnership?
- A. General partners who deal with the public
 - B. All partners regardless of their role
 - C. Only limited partners
 - D. Sales associates
7. How much is the per diem pay for members of the FREC?
- A. \$25
 - B. \$50
 - C. \$75
 - D. \$100
8. Which document is required in condominium disclosures that outlines ownership rights and obligations?
- A. Estimated operating budget
 - B. Declaration of condominium
 - C. Bylaws of the association
 - D. Governance form
9. What is the term for the process of estimating the value of real property?
- A. Appraisal
 - B. Assessment
 - C. Evaluation
 - D. Valuation
10. What does a 'resident' status imply for real estate applications?
- A. Has lived in Florida for at least 4 months
 - B. Is a U.S. citizen
 - C. Is a registered Florida voter
 - D. Owns property in Florida

Answers

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1. B
2. C
3. B
4. C
5. B
6. A
7. B
8. B
9. A
10. A

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Explanations

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1. What does the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) primarily focus on?

- A. Regulating air quality
- B. Cleanup of hazardous waste sites
- C. Controlling water pollution
- D. Encouraging recycling initiatives

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), often referred to as Superfund, primarily focuses on the cleanup of hazardous waste sites. This federal law was enacted in 1980 in response to increasing concern about the dangers posed by abandoned or uncontrolled hazardous waste sites. The act provides the federal government with the authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes a trust fund to help finance the cleanup of these sites and authorizes the Environmental Protection Agency (EPA) to identify potentially responsible parties (PRPs) for the contamination and compel them to clean up the site or reimburse the government for clean-up costs. By prioritizing the cleanup of hazardous waste sites, CERCLA aims to protect human health and the environment from the dangers associated with exposure to hazardous substances. While other environmental laws address air quality, water pollution, and recycling initiatives, CERCLA's specific mandate focuses on the immediate response and remediation of hazardous waste, making it a key piece of legislation in dealing with contaminated sites across the United States.

2. What must a licensee do to request a Writ of Supersedes?

- A. File an application
- B. Submit a formal complaint
- C. Request a stay of enforcement
- D. Pay a fine

To request a Writ of Supersedes, a licensee must request a stay of enforcement. A Writ of Supersedes is a legal order that temporarily suspends the enforcement of a judgment or order, usually pending the outcome of an appeal. By requesting a stay of enforcement, the licensee is essentially asking the court to halt any actions that would carry out the judgment in question, thus granting them temporary relief while the appellate process is taking place. This is an important legal mechanism that ensures that the licensee's rights are protected while they seek to challenge the original decision. The other options do not apply in this context. Filing an application is typically a more general request that may not specifically pertain to the context of a Writ of Supersedes. Submitting a formal complaint would generally be related to initiating grievances against actions or decisions but is not the correct procedure for obtaining a Writ. Paying a fine does not relate to requesting a stay; instead, it reflects compliance with a financial obligation potentially imposed by a different aspect of the legal process. Thus, the focus must be on the request for a stay of enforcement when it comes to this specific legal action.

3. How long is a completed license application valid until it expires?

- A. 1 year
- B. 2 years
- C. 3 years
- D. Indefinitely

A completed license application is valid for a period of two years before it expires. This timeframe is crucial as it allows individuals ample opportunity to fulfill any remaining licensing requirements, such as completing pre-licensing education or passing the necessary examinations, without the pressure of an immediate expiration. Once the application is submitted and deemed complete, the two-year window provides a structured timeline for prospective licensees to navigate through the steps needed to obtain their real estate license. If the application is not finalized within this period, it will expire, requiring the individual to start the application process anew. Understanding this timeline helps applicants remain proactive and ensures they can take the necessary actions to secure their licensure in Florida.

4. What term describes property title held by one person exclusively?

- A. Tenancy in common
- B. Joint tenancy
- C. Estate severalty
- D. Life estate

The term that describes property title held by one person exclusively is "estate severalty." This concept refers to a single person owning the property with complete and absolute rights. When someone holds an estate in severalty, they have full control over the property, the ability to sell or transfer it without needing consent from others, and the sole responsibility for any associated liabilities. This is in contrast to forms of co-ownership where multiple parties share the title. Tenancy in common involves multiple owners holding separate interests in the property, which can be unequal and does not include the right of survivorship. Joint tenancy also includes multiple owners, but with the characteristic of survivorship – the death of one owner results in their share passing to the remaining owners, rather than being inherited by heirs. A life estate gives one person the right to use a property for the duration of their life, but ownership reverts to another party upon their death, meaning it's not exclusive ownership. Therefore, "estate severalty" is the precise term for individually held title.

5. Which of the following is considered a type of general lien?

- A. Mortgage lien
- B. Judgment lien
- C. Property tax lien
- D. Security interest

A general lien is a type of lien that attaches to all of a person's property, rather than just a specific piece of property. In the case of a judgment lien, it arises when a court renders a judgment against an individual, entitling the creditor to a claim against all of the debtor's assets. This means that the judgment debtor's property, whether it's real estate, personal property, or other assets, is subject to being seized or sold to satisfy the judgment. In contrast, a mortgage lien specifically pertains to real estate that is used to secure a loan; therefore, it is classified as a specific lien. A property tax lien is also specific because it applies only to the property for which taxes are owed. A security interest involves the right of a lender to take the specific property pledged as collateral if the borrower defaults on the loan. Therefore, the judgment lien is recognized as a type of general lien because it can be enforced against a broad range of the debtor's assets, not limited to any particular type of property.

6. Who among the following must be licensed as active brokers in a limited partnership?

- A. General partners who deal with the public
- B. All partners regardless of their role
- C. Only limited partners
- D. Sales associates

In a limited partnership, it is essential for general partners who deal with the public to be licensed as active brokers. General partners typically have a significant role in the management and operations of the partnership, including engaging in real estate transactions that involve public interaction. Since they are actively involved in providing real estate services, their licensing ensures compliance with state regulations, protects consumers, and upholds the standards of practice in the real estate industry. Limited partners, on the other hand, usually do not participate in the day-to-day management and operations of the business and their role is generally as investors rather than active participants in real estate transactions. Therefore, they are not required to be licensed. Sales associates, while they play a crucial role in real estate, are not general partners and are instead licensed to work under the supervision of a broker. Thus, only the general partners who engage directly with the public are obligated to obtain their broker's license. This distinction is critical for understanding the regulatory framework surrounding different types of partners in a limited partnership.

7. How much is the per diem pay for members of the FREC?

- A. \$25
- B. \$50
- C. \$75
- D. \$100

The per diem pay for members of the Florida Real Estate Commission (FREC) is established at \$50. This compensation is intended to cover expenses related to their service on the commission, which includes attending meetings and fulfilling their responsibilities in overseeing real estate practices in Florida. Understanding this amount is essential for those in the real estate profession, particularly in recognizing the financial aspects of regulatory bodies like FREC and their commitment to operating in a transparent and accountable manner. The other figures presented in the choices do not reflect the current per diem rate established for FREC members. Having accurate knowledge of such details can be critical for professionals involved in real estate, as it highlights the funding and support provided to regulatory authorities and their members.

8. Which document is required in condominium disclosures that outlines ownership rights and obligations?

- A. Estimated operating budget
- B. Declaration of condominium
- C. Bylaws of the association
- D. Governance form

The Declaration of Condominium is a crucial legal document in condominium disclosures because it outlines the ownership rights and obligations of both the unit owners and the condominium association. This document provides comprehensive details on the specific rights pertaining to each unit, including information about exclusive use areas, common elements, and responsibilities for maintenance and repairs. Furthermore, the Declaration also stipulates the governance structure of the condominium, including the roles and powers of the association and its board members. This ensures that all owners are fully informed about the rules and regulations that govern their condominium community, fostering transparency and understanding among residents. While the estimated operating budget provides financial insights, the bylaws of the association govern the operational aspects of the community, and the governance form offers details about the administration, none of these documents encompass the full scope of ownership rights and obligations as the Declaration of Condominium does.

9. What is the term for the process of estimating the value of real property?

- A. Appraisal
- B. Assessment
- C. Evaluation
- D. Valuation

The term that refers to the process of estimating the value of real property is "appraisal." Appraisals are conducted by licensed professionals known as appraisers, who use various methods and techniques to evaluate properties. This process typically involves analyzing comparable properties, considering the property's condition, location, and market conditions, and ultimately providing an objective opinion of value. While "valuation" is also closely related to estimating property value, it is a broader term that can encompass various methods and approaches beyond formal appraisals. "Assessment" usually refers to the process of determining the value of property for tax purposes, and is typically carried out by governmental assessors rather than independent appraisers. "Evaluation" is less specific in real estate contexts and can refer to a general assessment of something's worth or performance rather than specifically estimating monetary value. Understanding these distinctions can help clarify why "appraisal" is the most precise term for the formal process of estimating property value within the context of real estate.

10. What does a 'resident' status imply for real estate applications?

- A. Has lived in Florida for at least 4 months
- B. Is a U.S. citizen
- C. Is a registered Florida voter
- D. Owns property in Florida

In the context of real estate applications in Florida, 'resident' status typically indicates that an individual has established their primary place of dwelling in Florida. A person is considered a resident if they have lived in Florida for a specified period, which is commonly established as at least 4 months. This residency status plays a crucial role in determining eligibility for various licenses and permits, as well as in the tax implications that might apply. While citizenship, voter registration, or property ownership might be relevant to other aspects of residency or legal status, they do not specifically define the term 'resident' for real estate applications in Florida. It's the duration of physical presence in the state that is the key factor in this scenario. Understanding this distinction helps clarify the requirements for applicants seeking to establish resident status according to Florida's real estate laws.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://floridabroker.examzify.com>

We wish you the very best on your exam journey. You've got this!

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